



Winrose Hill, Leeds LS10 3AN

welcome to

Winrose Hill, Leeds

PERFECT FTB/FAMILY HOME, THREE BEDROOM END THROUGH TERRACE, LOFT ACCOMMODATION, LIVING ROOM, KITCHEN, THREE BEDROOMS, HOUSE BATHROOM, DRIVEWAY, GARDENS TO BOTH FRONT AND REAR with a GARDEN SHED and OUTSIDE BAR. We believe the property is to be of non-standard construction.

Entrance Hall

Wooden door to the front, tiled floor, stairs leading to the first floor landing and door leading into the living room.

Living Room

13' 2" x 13' 10" (4.01m x 4.22m)

uPVC double glazed window to the front, electric fire, gas central heating radiator, tiled floor. Door leading through to the kitchen.

Kitchen

7' 11" x 17' 3" (2.41m x 5.26m)

has a fully fitted galley kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, Range cooker with gas hob, space for a fridge freezer and dishwasher, integrated wine cooler, gas central heating radiator, tiled floor, understairs storage cupboard, uPVC double glazed window and door to the rear.

First Floor Landing

Access to all three bedrooms and the house bathroom. Access to the loft accommodation.

Bedroom One

13' 5" x 11' (4.09m x 3.35m)

uPVC double glazed window to the front, storage cupboard, gas central heating radiator.

Bedroom Two

8' 2" x 10' 11" (2.49m x 3.33m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

10' 4" x 7' 2" (3.15m x 2.18m)

uPVC double glazed window to the front, gas central

heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear.

Loft Accommodation

10' x 8' 4" (3.05m x 2.54m)

Restricted head height, single glazed skylight.

Exterior

Driveway and lawned garden to the front and to the rear is a decked and paved patio area with lawned garden, having fence boundaries, storage shed and a fabulous garden bar.

Please Note:

We believe the property is to be of non-standard construction.





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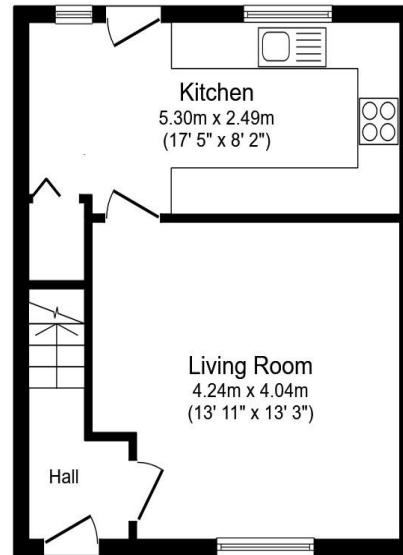
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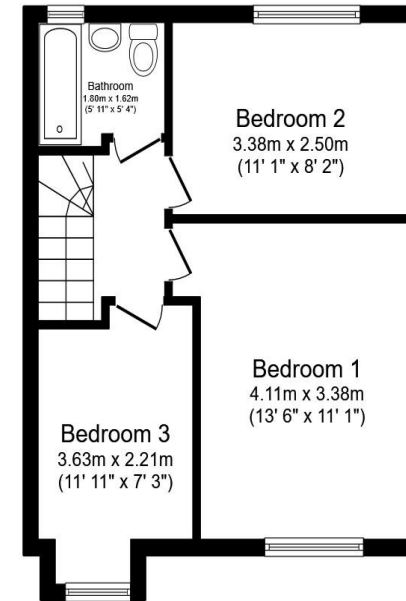
- Three bedroom end through terrace
- Loft accommodation
- Perfect family home/FTB
- Gardens to both front and rear
- Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: A

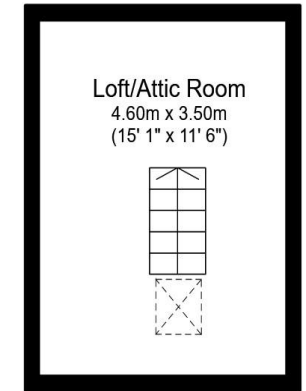
£180,000



Ground Floor



First Floor



Second Floor

Total floor area 87.8 m² (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111425 - 0006

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